Freitas, Gabriela

From: Mooney, Thomas
Sent: Tuesday, June 18, 2024 1:19 PM
To: Freitas, Gabriela
Cc: Gonzalez, Jessica
Subject: First Street Meeting Summary: TJune 18 2024 LUSC

Importance: High

Hi Gaby
Please print 10 copies of the e-mail below. We will distribute at the LUSC today.
TY, Tom

From: Keith Marks <KMarks@bhsusa.com>
Sent: Tuesday, June 18, 2024 8:48 AM
To: Meiner, Steven <StevenMeiner@miamibeachfl.gov>; Dominguez, Laura <Laura@miamibeachfl.gov>; Suarez, David <David@miamibeachfl.gov>; Magazine, Joe <Joe@miamibeachfl.gov>; Kristen Rosen Gonzalez <kristen@rosengonzalez.com>; Bhatt, Tanya <Tanya@miamibeachfl.gov>; Fernandez, Alex <Alex@miamibeachfl.gov>
Cc: Gomez, Joe <JoeGomez@miamibeachfl.gov>; Carpenter, Eric <EricCarpenter@miamibeachfl.gov>; Williams, Rickelle <RickelleWilliams@miamibeachfl.gov>; Dopico, Ricardo <RicardoDopico@miamibeachfl.gov>; Jones, Wayne <WayneJones@miamibeachfl.gov>; alysherman@aol.com; Ron Starkman <rpstarkman@gmail.com>; John Stimmel <johnstimmel@aol.com>; John Caprio <johncaprio25@gmail.com>; mark haskins <markphaskins@gmail.com>; David Podein <dpodein@gmail.com>; Jordan Levy <jordan@seedcp.com>
Subject: FW: First Street Meeting Summary: Thank you!

Dear Mayor and Commissioners,

Below is a summary of the meeting notes from a detailed discussion on the 1st Street Project. It documents the following:

1. No further discussion from the Mayor and Commissioners is needed on alternatives to the currently designed large pipe down 1st Street. There is no practical alternative that would not kill the project in its entirety.
2. The project is for the ENTIRE South of Fifth Community. While serious consideration of the needs of those who reside on 1st street have been discussed for approximately Seven (7) years, this is a community decision of South of Fifth to move forward to protect against sea level rise and increasingly strong weather events like those seen recently in the area.
3. The commercial stake holders stated valid concerns with the implementation on 1st Street in regards to 2 North Bound Travel Lanes, one for thru traffic and one for valet, at all time during the street work, saving and transplanting of all Live Oak Trees with like kind replacement for any that do not survive, a shifting of the pipe as far north down 1st street as technically possible, a 1 foot transfer of sidewalk from the North side to the South Sidewalk and a continuing effort to assure that commercial operators can stay open with minimal disruption of their patrons.

The time for all other alternative discussions is over. SOFNA Strongly Supports the Land Use Committee and the next meeting of the Commissioners and Mayor to approve the project as designed with the modifications listed by Mr. Gomez to proceed immediately. We support the project moving forward with the single space parking as approved approximately four years ago by the Commission as Option 2. The community can no longer afford discussions of the unattainable perfect and you MUST move to the implementable as designed with the Public Works approved modifications below.

We believe the meeting with Commercial Stakeholders affected by the 1st Street Project was effective as it went into detail on the possible and the impossible with written agreement below.

SOFNA requests for the good of all of South of Fifth you approved Public Works plan including public works approved modifications to retain the integrity of 1st street and the operations of our valued restaurants.

For the SOFNA Board,

Keith Marks, President

Sent from Mail for Windows

Keith Marks

Director of Luxury Sales

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From: Russell Galbut <rgalbut@CrescentHeights.com>
Sent: Wednesday, June 5, 2024 5:20:23 PM
To: Gomez, Joe <JoeGomez@miamibeachfl.gov>
Cc: Keith Marks <KMarks@bhsusa.com>; Carpenter, Eric <EricCarpenter@miamibeachfl.gov>; Firtel, Lauren <LaurenFirtel@miamibeachfl.gov>; Ortega, Cristina <CristinaOrtega@miamibeachfl.gov>; Pena, Giancarlo <GiancarloPena@miamibeachfl.gov>; Knowles, Rodney <rodneyknowles@miamibeachfl.gov>; Jcaraballo@cesconsult.com <Jcaraballo@cesconsult.com>; Magazine, Joe <Joe@miamibeachfl.gov>; Atencio, Luis <LuisAtencio@miamibeachfl.gov>; Steve Sawitz (ssawitz@joesstonecrab.com) <ssawitz@joesstonecrab.com>; Lyle Stern <lyle@verticalremia.com>; nelsonfoxx@gmail.com <nelsonfoxx@gmail.com>; Fox Noah (noahramfox@yahoo.com) <noahramfox@yahoo.com>; Cengiz Baskir <cengiz.baskir@baskircapital.com>
Subject: First Street Meeting Summary: Thank you!

Joe,

I agree the meeting was most productive.

You and Eric did a great job but your team (Lauren Firtel, Neighborhood Affairs Manager, Rodney Knowles, RLA and Assistant Director of Public Works and Jose Caraballo, PE, SVP of CES part of the Jacobs, Design Team) deserves tremendous credit as well.

I believe the below outlines our agreement.

It stands as the right example of working together as one community for the benefit of all!

You and your team are to be commended for this. Thank you!

I believe we can save the beauty of our street as well as our restaurants with these moderate changes and agreements.

All the best!

Russell Galbut
Managing Principal

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From: Gomez, Joe <JoeGomez@miamibeachfl.gov>
Sent: Wednesday, June 5, 2024 4:42 PM
To: Russell Galbut <rgalbut@CrescentHeights.com>
Cc: kmarks@bhsusa.com; Carpenter, Eric <EricCarpenter@miamibeachfl.gov>; Firtel, Lauren <LaurenFirtel@miamibeachfl.gov>; Ortega, Cristina <CristinaOrtega@miamibeachfl.gov>; Pena, Giancarlo <GiancarloPena@miamibeachfl.gov>; Knowles, Rodney <rodneyknowles@miamibeachfl.gov>; Jcaraballo@cesconsult.com; Magazine, Joe <Joe@miamibeachfl.gov>; Atencio, Luis <LuisAtencio@miamibeachfl.gov>
Subject: First Street Meeting Summary

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Good afternoon, Russell. First let me start by thanking you for coordinating the meeting with stakeholders of the 1st Street project on May 21st . I believe the meeting was productive. As requested, the following is a detailed summary of what was discussed and agreed upon. I have summarized the memo by major topic.

Item 1- 96 inch Stormwater Pipe: The discussion ensued by the representatives of 1st Street asking the City to look at alternative locations for the placement of the 96 inch (8ft) diameter pipe instead of 1st Street. The locations that were proffered by the Group included:

- Installing multiple smaller diameter pipes via horizontal directional drilling (HDD) on 1st Street
- Relocating the 96 inch pipe to Commerce Street
- Relocating the 96 inch pipe to 2nd Street
- Shift the 96 inch pipe on 1st Street as far north as possible to maintain two lanes of traffic during the installation of the 96 inch pipe and provide two lanes of traffic in one direction; one through lane and one valet lane.

City's Response:

- **Installing multiple smaller diameter pipes via horizontal directional drilling (HDD) on 1st Street:** The drainage system designed for the project is for the entire South of Fifth Neighborhood between Washington Ave and Alton Rd, not just for First Street. The stormwater will be collected via increasing diameter size of pipes that will eventually connect to the pump station at Washington Ave and 1st street. Because the system works by gravity, HDD technology is not suitable because HDD creates a parabolic shape when installed. This shape will change the hydraulics of the drainage system. HDD technology is only suitable for pressurized systems, not gravity as is the case of stormwater pipes for the project.
- **Relocating the 96 inch pipe to Commerce Street:** This is currently not possible for two (2) reasons.
  - There is a large diameter sanitary sewer force main currently running along Commerce Street that would need to be relocated.
  - The connection point to the pump station is on the north side of the pump station, and it cannot be accessed from Commerce Street without moving the entire pump station to the south.
- **Relocating the 96 inch pipe to 2nd Street:** This is currently not possible because it would require significant utility relocations from Alton Road to Washington Avenue, including an FPL duct bank.
- **Shift the 96 inch pipe on 1st Street as far north as possible to maintain two lanes of traffic during construction in one direction (EB) with one through lane and one valet lane:** Our team has looked at this carefully, consulted with Contractors and has determined that this can be accomplished.

Conclusion: The only suitable location for the 96 inch diameter pipe is 1st Street. During installation of the 96 inch pipe along 1st , the City will maintain two lanes of traffic, EB, one through lane and one valet lane.

Item 2- Existing Oak Trees Along First Street: The significance and importance of saving the oak trees along 1st street was stressed by the Group. The Group commented on the proposed landscape plan and does not want to have different types of trees.

City's Response: City will commit to the following:

- The Landscape Plan will be revised to only include live oak trees for 1st Street.
- All oak trees will be root pruned 3 to 4 months prior to the start of construction.
- Oak trees will be relocated to a suitable site, preferably within the City limits and maintained during the duration of construction
- Once construction is completed oak trees will be brought back to re-plant along 1st Street.
- Those oak trees that do not survive the relocation will be replaced by new oak trees with a 10 in diameter caliper.

The oak trees will be planted in a triangular configuration to provide for a canopy to flourish across the road over time.

It should be noted that this change of the landscape plans will add a significant cost to the project

Conclusion: Changes to the landscape plans as requested by the Group will be incorporated by the City, as indicated above, understanding that this adds a significant cost to the project.

- **Item 3- Significant Elevation Difference and Insurance Concerns:** Pamela Brummer (1st Street Representative) raised concerns regarding creating a significant elevation change as to impact the ability for insurance companies to properly cover the properties along 1st Street. The elevation example presented was Sunset Harbour.

City's Response: This project has a very different cross section from Sunset Harbour. In the Sunset Harbour design, the roads were raised significantly (2.5 ft), but the lack of ample right of way made it necessary to create retaining walls and stairs. On 1st Street, the removal of the median has allowed the design team to raise the road to a desired crown of road height (average of 1.5 ft) and slope down to meet the pedestrian sidewalk area without the need of retaining walls.

Conclusion: No insurance impacts will occur as a result of the required road raising for this project.

- **Item 4- Use of the Right of Way:** The representatives of 1st Street noticed that the pedestrian walkway on the south (commercial) side is about 1 foot narrower than on the north (residential) side. The representatives requested that the design team make the sidewalks on the south side of 1st street wider (anywhere from 1 to 5 extra feet).

City's Response: Widening the south (commercial) side 5 feet is not doable. The harmonization from the center of the road would cause elevation issues with the north (residential) side. However we will be able to add 1 ft of additional sidewalk with on the south side without any appreciable difference in the harmonization to the either side.

Conclusion: The city will revise the sidewalk width on the south (commercial) side by adding an additional 1 ft of sidewalk for an increase in sidewalk width from 10 ft to 11 ft in width.

Item 5- Duration of Phases 1 and 2: The 1st Street representatives asked for approximate durations of the construction.

- **City's Response:**
  - Phase 1: Pump Station and 96 inch FM outfall through South Pointe Park – This portion will take approximately 16 to 18 months to complete. This phase will be divided in sub phases with the pump station as the first sub phase and the outfall as the second sub phase to minimize impact to businesses along Washington Ave south of 1st Street.

  Phase 2: 1st Street – The pipelines and roadway will take approximately 6 months to complete. The work will be done in sub phases with installation of the 96 inch pipe in the first sub phase first, while maintain two lanes of traffic (1 through lane and 1 valet lane) and then switching sides to complete the work on the north side of 1st Street.

Conclusion: Our Engineers are working closely with construction professionals to make sure that the construction sequence will minimize disruption to businesses and residents as much as possible.

Lastly, you asked us to meet with representatives of Joe's. Our team had previously met with them on various occasions . However in the spirit of cooperation, Lauren Firtel and I met with representatives of Joe's on May 23rd to walk them through our project and to listen to their concerns They raised legitimate concerns about how construction would impact them. They also acknowledged that the project is needed. We agreed to work closely with them on the sequence during the construction of the outfall and possible relocation of their valet operations to their former entrance on South Pointe Drive. I also committed to exploring any funding options via grants (state or federal) that may be available to assist them during construction, as their business qualifies as a heritage business since it has been in operation for over 100 years.

I would be remiss if I did not acknowledge our Team who assisted in putting this comprehensive summary together; Lauren Firtel, Neighborhood Affairs Manager, Rodney Knowles, RLA and Assistant Director of Public Works and Jose Caraballo, PE, SVP of CES part of the Jacobs, Design Team.

Russell, I believe this is a complete summary of everything we discussed and agreed to. After you have had a chance to review, I would appreciate it if you would acknowledge same via email and that you are in agreement. Thank you for your time and for scheduling the meeting with the other representatives of 1st Street. Please feel free to distribute this to others that attended the meeting as well.

With Kind Regards,
Joe

MIAMIBEACH
RISING
ABOVE

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